WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 10458:884
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Todd A Christensen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 97

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd A. Christensen (NAME)	Union Planters National Bank (NAME)	MAP 74-8
7010 Bonnavent Drive (ADDRESS)	P.O. Box 3137 (ADDRESS)	PARCEL 98
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald E. Roe, Jr. and wife, Celia Dallene Roe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd A. Christensen and wife, Carol A. Christensen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 762, on the plan of Hermitage Hills, Section 7, of record in Book 3300, Pages 62 & 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Donald E. Roe, Jr. and wife, Celia Dallene Roe by deed from Patricia Gail Davenport, of record in Book 8613, Page 24, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3399, Page 446 and Book 3404, Page 165, Register's Office for said County.

0305772

IDENTIFICATION

97 MAY 16 PM 1:51

PATRICIA NICHOLS REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 7010 Bonnavent Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of May 19 97

Donald E. Roe, Jr.

Celia Dallene Roe

BOOK 1945 PAGE 885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Roe, Jr. and wife, Celia Dallene Roe

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 19 87.

Commission expires March 24, 2001

Notary Public

PAIRICIA NICHOLS
NOTARY PUBLIC AT LARGE
DAV. CO., TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

1959 05/16 0101 03CHLD

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11456 PG 886

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 78500.00	
			CON TX 290.45	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 299.45	
			CHECK 299.45	
05/16/97	01		13:51 0001 1959	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305772

IDENTIFICATION REFERENCE

97 MAY 16 PM 1:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1151972